


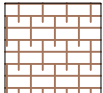


LEGEND: SHARED USE TRAIL TYPOLOGIES

	BOARDWALK IN WETLAND TRAIL SURFACE AREA: 2,240 SQ TRAIL LENGTH: 228 LF WETLAND MITIGATION REQUIRED, 1:1 RATIO:	2,240 SQ 2,240 SQ
	PAVED TRAIL IN WETLAND BUFFER: TRAIL SURFACE AREA: 816 SQ TRAIL LENGTH: 82 LF MITIGATION BUFFER AVERAGING REQUIRED, 1:1 RATIO:	816 SQ 82 LF 816 SQ
	PAVED TRAIL - NON-WETLAND/NON-BUFFER TRAIL SURFACE AREA: 2,310 SQ TRAIL LENGTH: 238 LF BUFFER MITIGATION REQUIRED:	2,310 SQ 238 LF N/A
	PAVED PARKING IN STREAM BUFFER: TRAIL SURFACE AREA: 1,158 SQ MITIGATION BUFFER AVERAGING REQUIRED, 1:1 RATIO:	1,158 SQ 1,158 SQ

NOTES

PLANTING NOTES

1. PRIOR TO PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL APPROVE PLANT LAYOUT AND PROVIDE THE CITY WITH WRITTEN VERIFICATION OF APPROVAL.
2. FINAL LOCATIONS OF MITIGATION PLANTINGS TO BE SHOWN ON AS-BUILTS.

SHARED USE TRAIL

1. EXACT ROUTE OF THE TRAIL TO BE DETERMINED DURING THE FINAL CONSTRUCTION DOCUMENTATION PHASE.
2. THE BOARDWALK IS CONSIDERED AN "INDIRECT" IMPACT ON THE WETLANDS. INDIRECT IMPACTS WILL BE MITIGATED AT A 1:1 RATIO
3. BOARDWALK WILL BE DESIGNED WITH HORIZONTAL SPACING BETWEEN BOARDWALK SURFACING TO ALLOW LIGHT TO PENETRATE THE SURFACE. POSTS WILL BE LOCATED TO AVOID WETLAND IMPACTS WHILE MAINTAINING THE APPROPRIATE STRUCTURAL SUPPORT FOR THE STRUCTURE.
4. AREAS IMPACTED BY THE WETLAND/BUFFER AS A RESULT OF TEMPORARY CONSTRUCTION EFFORTS WILL BE RESTORED TO THE ORIGINAL CONDITION OR BETTER.
5. TRAIL IS ASSUMED TO BE 10' OF HARD-SURFACE. TRAIL SURFACING IS CONCEPTUALLY PROPOSED TO BE BOARDWALK IN THE WETLAND AREAS AND CONCRETE IN THE NON-WETLAND AREAS. IN NON-BOARDWALK AREAS, 2' OF LANDSCAPING IS REQUIRED WITHIN THE UPLAND AREAS ON EITHER SIDE PER THE CENTRAL ISSAQUAH PLAN.
6. CONSTRUCTION IMPACTS WITHIN THE WETLAND ARE ASSUMED TO BE LIMITED TO THE WIDTH OF THE TRAIL.




TREE REMOVAL NOTES

1. SEE TREE PLAN SHEET FOR MORE INFORMATION.
2. TREES TO BE REMOVED TO ALLOW FOR THE SHARED-USE TRAIL WILL BE DETERMINED DURING FINAL CONSTRUCTION DOCUMENTATION

ANTI-AIRCRAFT CREEK RELOCATION



1. THIS PROJECT IS NOT PART OF THIS APPLICATION. THIS PROJECT IS SHOWN FOR REFERENCE ONLY. THE PROJECT IS A FEDERALLY FUNDED/CITY OF ISSAQUAH SPONSORED PROJECT.

BUFFER IMPACT/MITIGATION LEGEND

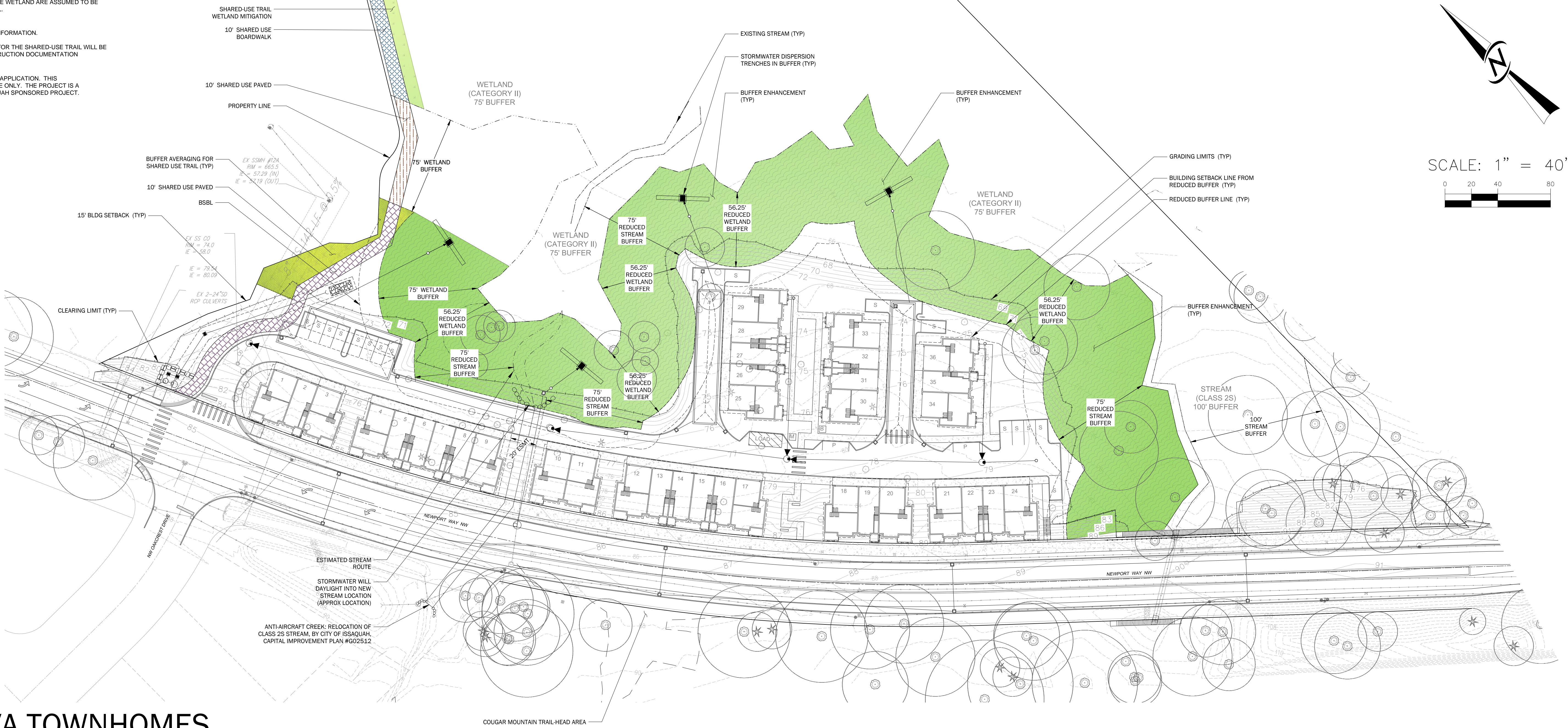
	BUFFER ENHANCEMENT (WETLAND AND STREAM)
	SHARED-USE TRAIL - WETLAND MITIGATION
	SHARED-USE TRAIL/PARKING - BUFFER AVERAGING

ATTACHMENT 6
SDP15-00004, Riva Townhomes

CONCEPTUAL MITIGATION PLANT SCHEDULE*

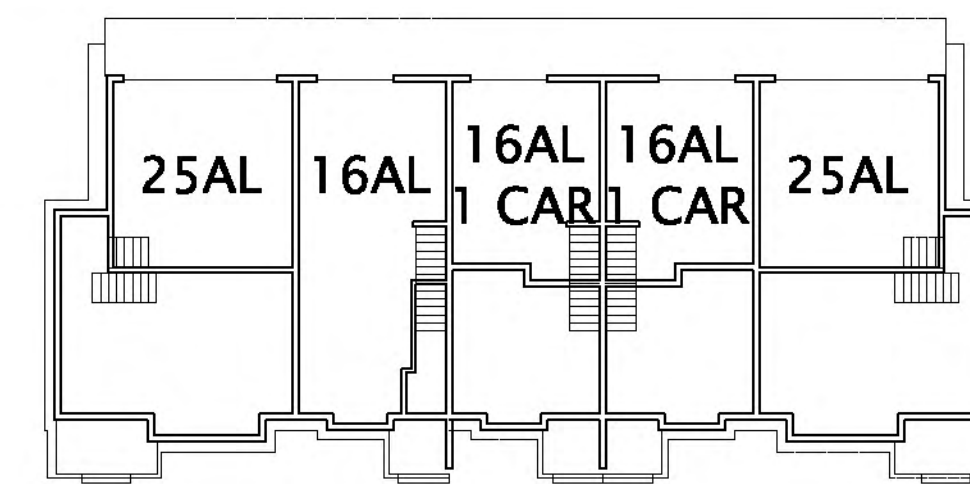
CONIFEROUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	ABIES GRANDIS	GRAND FIR	4'-6" HT. MIN.	6'-9" O.C.	WELL-BRANCHED
	PICEA SITCHENSIS	SITKA SPRUCE	4'-6" HT. MIN.	6'-9" O.C.	FULL/WELL BRANCHED
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4'-6" HT. MIN.	6'-9" O.C.	WELL-BRANCHED
	THUJA PLICATA	WESTERN RED CEDAR	4'-6" HT. MIN.	6'-9" O.C.	WELL-BRANCHED
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	ACER MACROPHYLLUM	BIG LEAF MAPLE	4'-6" HT. MIN.	6'-9" O.C.	WELL-BRANCHED
	FRAXINUS LATIFOLIA	OREGON ASH	4'-6" HT. MIN.	6'-9" O.C.	WELL-BRANCHED
LIVE STAKES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	SALIX SITCHENSIS	SITKA WILLOW	4" LENGTH MIN.	4" O.C.	3 STAKES PER SYMBOL
CANOPY SHRUB MIX	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	ACER CIRCINATUM CORNUS SERICEA PHYSCARPUS CAPITATUS RUBUS SPECTABILIS ROSA NUTKANA SYMPHORICARPOS ALBUS	VINE MAPLE RED OSIER DOGWOOD PACIFIC NINEBARK SALMONBERRY NOOTKA ROSE SNOWBERRY	2 GAL./24" HT. MIN.	3'-6" O.C.	VINE MAPLE 15%, RED OSIER DOGWOOD 10%, PACIFIC NINEBARK 15%, SALMONBERRY 20%, NOOTKA ROSE 20%, SNOWBERRY 20%

* THE PLANT SYMBOLS AND HATCHES DEPICTED IN THE SCHEDULE WILL BE INDIVIDUALLY PLACED IN THE BUFFERS TO DEMONSTRATE A BUFFER PLANTING DESIGN IN THE CONSTRUCTION DOCUMENT PHASE



RIVA TOWNHOMES

EXHIBIT - REVISED SITE PLAN



- Color Option Legend**

 - A 5" LAP SIDING**
Gibroller
SW6257
 - B 10" LAP SIDING**
Urbane Bronze
SW7048
 - C "STUCCO" HARDIE PANEL**
Online
SW7072
 - D TRIM**
Cyberspace
SW7076
 - E DOOR**
Toasty
SW6095



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EXTERIOR ELEVATIONS

5-PLEX ALLEY LOADED

UNITS 25-29

Riva Townhomes

A 33-Unit Townhome Development

Issaquah, Washington

Conner Homes

Job No.: 14-42
Sheet No.:
A-09



SIDE ELEVATION

TYPICAL ALLEY LOADED CONDITION



ENTRY ELEVATION

5-PLEX ALLEY LOADED



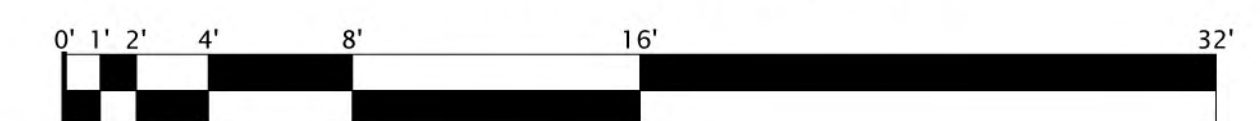
SIDE ELEVATION

TYPICAL ALLEY LOADED CONDITION



REAR ELEVATION

5-PLEX ALLEY LOADED





SIDE ELEVATION
3/16" = 1'-0"
TYPICAL ALLEY LOADED CONDITION



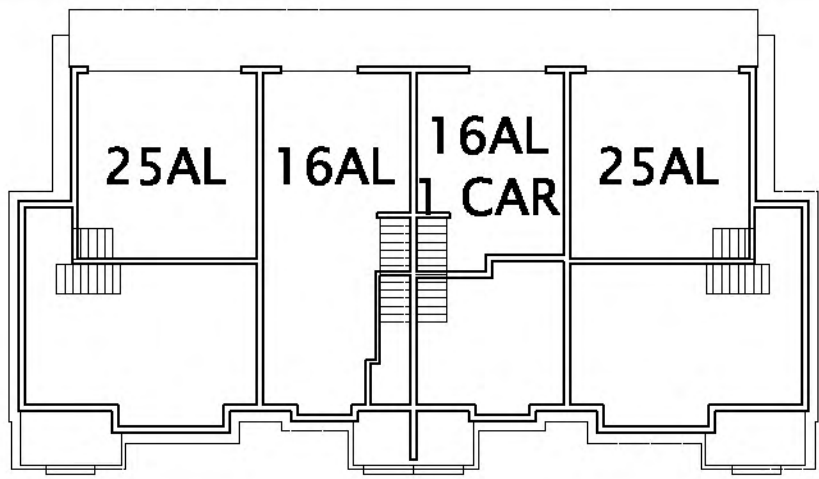
SIDE ELEVATION
3/16" = 1'-0"
TYPICAL ALLEY LOADED CONDITION



ENTRY ELEVATION
3/16" = 1'-0"
4-PLEX ALLEY LOADED



REAR ELEVATION
3/16" = 1'-0"
4-PLEX ALLEY LOADED



Color Option Legend

A 5" LAP SIDING
Stamped Concrete
SW7655

B 10" LAP SIDING
Grizzle Gray
SW 7068

C "STUCCO" HARDIE PANEL
Lattice
SW7654

D TRIM
Iron Ore
SW7069

E DOOR
Salute
SW7582

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No.	Date
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EXTERIOR ELEVATIONS
4-PLEX ALLEY LOADED
UNITS 30-33

Scale: 3/16" = 1'-0"

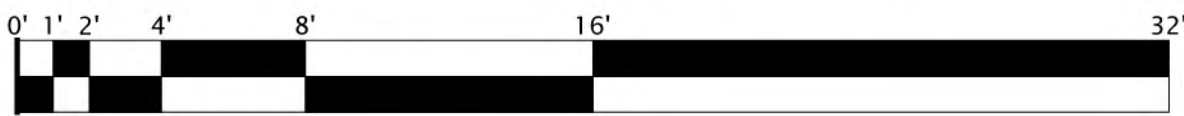
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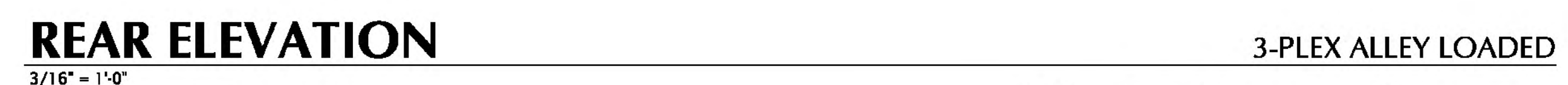
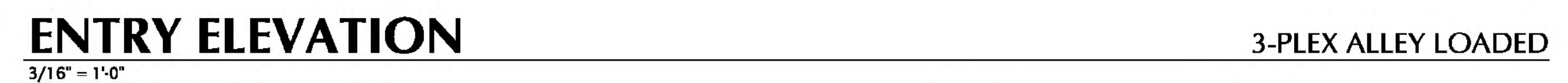
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Date Plotted: 10-14-15

Riva Townhomes
A 33-Unit Townhome Development
Issaquah, Washington
Conner Homes

Job No.: 14-42
Sheet No.: **A-10**





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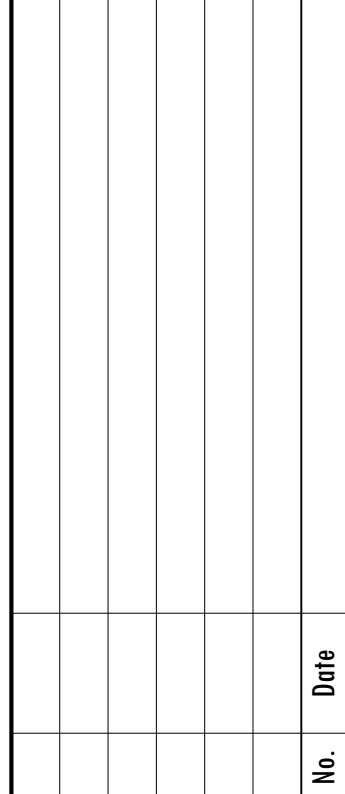
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Scale: 3/16" = 1'-0"	Drawn By: RT/DRB	Date: 10-14-15	Date Plotted: 10-14-15
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Riva Townhomes
A 33-Unit Townhome Development
Issaquah, Washington
Conner Homes

Job No.: 14-42

Sheet No.:
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Riva Townhomes
A 33-Unit Townhome Development
Issaquah, Washington

Job No.: 14-42
Sheet No.: ASD2

